

**Copley Township Zoning Commission
Meeting Minutes
August 24, 2009**

Vice-Chairperson Jane Scott convened the Zoning Commission meeting at 6:05 p.m. Present were Jane Scott, Ernest Stein, Bill Daniel, Jim Phelps and Mark Wasick. Peggy Spraggins, Sue Schultz, Matt Springer and Alan Weinstein were also in attendance. Colleen Ahern was absent.

Guests from the public included Lucille Walters and Nancy Douglas.

Mrs. Spraggins shared a presentation which provided an overview of the past two years of work on the Land Use Plan. Such items included:

- Function of the Steering and Technical Committees
- Goals and Objectives
- Environmental conditions within the Township
- Future Land Use Map
- Attributes and Challenges

Mr. Wasick moved to recommend approval of the Copley Township Comprehensive Land Use Plan Document dated April 20, 2009 as submitted by the Land Use Steering Committee, and recommended by the Summit County Planning Commission at their meeting of June 24, 2009 and move to forward same to the Copley Township Board of Trustees for adoption, and ask that the Board of Trustees consider for possible amendments, the recommendations of the Summit County Planning Commission, Mr. Phelps, second.

Mrs. Scott called for a vote.

Roll call on the motion:

Aye: Jane Scott, Ernest Stein, Bill Daniel, Mark Wasick, Jim Phelps.
Nay: None
Abstain: None
The motion carried.

Business From the Floor

Mr. Kurt Loos stated that he operates Laser Wash located at 58 Brookmont Rd. in Copley Township. Mr. Loos stated that he received a Conditional Use Permit from the Board of Zoning Appeals in 2004 and is now wishing to expand his services to include a dog washing addition consisting of 88 square feet.

Ms. Schultz stated that Laser Wash is located within a Commercial-4 zoning and nothing within this district allows for this type of use. Therefore, Mr. Loos is before the Commission asking for permission to expand services to include a dog washing addition.

Ms. Scott stated that this is something that the Commission would need to research before giving an answer. Ms. Scott asked that the Zoning Department staff also research other communities to determine how they have dealt with similar uses.

Ms. Scott told Mr. Loos that he would be contacted shortly on this matter with a response on the direction he should pursue, if any.

The Zoning Commission continued their work on the rewrite of the Zoning Resolution. Mr. Weinstein presented the Zoning Commission with a matrix of uses which listed permitted, conditional and permitted but with additional restrictions for each new proposed zoning classification. Mr. Weinstein stated that he would begin working on the Open Space Conservation District (O-C), the Unified Residential Development District (URDD) and the two different Planned Development Districts (PDD and PRDD).

Mr. Wasick expressed concern with the specificities given toward the types of uses listed within the matrix. Mr. Wasick stated that he felt the uses were going to allow for more general uses within specific zoning classifications.

Mr. Weinstein stated that although the matrix does list specific uses, the category called "Retail Goods and Personal Services Establishments" would address this concern because it allows for flexible uses within all three of the new proposed commercial zoning classifications.

Mr. Phelps asked when mapping of the new zoning classifications would begin.

Mr. Weinstein stated that the map will be done when the text work is completed.

Mr. Weinstein stated that he has been working with Susan DeChant from the Summit County Planning Department on informal reviews of proposed material and will brief the Commission at the next scheduled meeting.

Mrs. Scott moved to set the next Zoning Commission meeting for Tuesday, September 22, 2009 at 6:00 pm.

With no further discussion, the meeting was adjourned at 8:00 p.m.

APPROVED BY:

SUBMITTED BY:

Jane Scott, Vice-Chairperson

Matt Springer, Assistant Z.I